

## **JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT**

*Dale Weis, Chair; Aari Roberts, Vice-Chair; Janet Sayre Hoeft*

**THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, NOVEMBER 10, 2022, AT 10:30 A.M.** Members of the public may attend Via Zoom Videoconference **OR** at the **Jefferson County Highway Department Training Room, 1425 S Wisconsin Dr, Jefferson, WI**

**THE BOARD OF ADJUSTMENT WILL LEAVE FOR SITE INSPECTIONS AT 10:45A.M.**

**PETITIONERS OR THEIR REPRESENTATIVES MUST BE IN ATTENDANCE FOR THE PUBLIC HEARING AT 1:00 P.M.** PETITIONERS AND OTHER MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

Register in advance for this meeting:

<https://us06web.zoom.us/j/88432018141?pwd=RjNkakh5YnROYzd5UDBOMXNEY05HUT09>

Meeting ID 884 3201 8141

Passcode Zoning

After registering, you will receive a confirmation email containing information about joining the meeting

- 1. Call to Order-Highway Department Training Room, 10:30 a.m.**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Approval of September 8, 2022 Meeting Minutes**
- 6. Communications**
- 7. Public Comment**
- 8. Site Inspection – Beginning at 10:45 a.m. and Leaving from Highway Department Training Room**

V1709-22 – Cyndi Pitzner, PIN 014-0614-0321-002, Town of Jefferson, near **West Spangler Street & Hwy 26 Bypass**

V1707-22 – Jennifer Pitzner/Steve and Pat Flounders Property, PIN 028-0513-1613-025, Town of Sumner on **Joyce Rd**

V1710-22 – Kenneth & Jamie Hawkins, PIN 016-0513-2431-017, Town of Koshkonong, **N1045 Vinnie Ha Ha Rd**

- 9. Public Hearing Beginning at 1:00 p.m. in Room 205**
- 10. Explanation of Process by Committee Chair**

### ***NOTICE OF PUBLIC HEARING***

#### ***JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT***

**NOTICE IS HEREBY GIVEN** that the Jefferson County Zoning Board of Adjustment will conduct a public hearing at 1:00 p.m. on Thursday, November 10, 2022 **in the Jefferson County**

**Highway Department Training Room, 1425 S Wisconsin Dr,** Jefferson, Wisconsin. Matters to be heard are applications for variance from terms of the Jefferson County Zoning Ordinance. An AREA VARIANCE is a modification to a dimensional, physical, locational requirement such as the setback, frontage, height, bulk, or density restriction for a structure that is granted by the board of adjustment. A USE VARIANCE is an authorization by the board of adjustment to allow the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance. No variance may be granted which would have the effect of allowing a use of land or property which would violate state laws or administrative rules. Subject to the above limitations, a petitioner for an AREA VARIANCE bears the burden of proving “unnecessary hardship,” by demonstrating that 1) strict compliance with the zoning ordinance would unreasonably prevent the petitioner from using the property for a permitted purpose, or 2) would render conformity with the zoning ordinance unnecessarily burdensome. A petitioner for a USE VARIANCE bears the burden of proving that 3) strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. Variances may be granted to allow the spirit of the ordinance to be observed, substantial justice to be accomplished and the public interest not violated. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** There may be site inspections prior to public hearing which any interested parties may attend; discussion and possible action may occur after public hearing on the following:

**V1709-22 – Cyndi Pitzner/Ronald J & Susan C Pitzner Trust:** Variance from Sec. 11.07(d) of the Jefferson County Zoning Ordinance to allow a structure at less than the required setback to State Road 26 Bypass. The site is on PIN 014-0614-0321-002 (3.87 ac), Town of Jefferson, near **West Spangler Street & Hwy 26 Bypass** and is zoned A-1 Agricultural.

**V1710-22 – Kenneth & Jamie Hawkins:** Variance from Sec. 11.07(d) of the Jefferson County Zoning Ordinance to allow a detached garage at less than the required road setback. The site is at **N1045 Vinnie Ha Ha Rd** on PIN 016-0513-2431-017 (0.27 ac), Town of Koshkonong, in a Residential R-2 zone.

**V1707-22 – Jennifer Pitzner/Steve and Pat Flounders Property:** Variance from Sec. 11.03(h)2 and 11.04(f)2 of the Jefferson County Zoning Ordinance to allow an accessory structure without a principal structure in a Residential R-2 zone on PIN 028-0513-1613-025 (0.388 ac), **Joyce Rd,** Town of Sumner.

**11. Discussion and Possible Action on Above Petitions**

**12. Adjourn**

**JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT**

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

Additional information on Zoning can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)